



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: October 7, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers Clerk  
Kathleen M. Keohane  
Donald F. Naber

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Approved Minutes**

The Planning Board noted past Minutes are still being worked on and prepared for review.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments** – There were no Board member comments.

**7:05 P.M. Grand View, Section I, Definitive Subdivision  
Continued Public Hearing (from February 5, 2004)  
(Decision Deadline: November 15, 2004)**

Mr. Gordon read e-mail communication, from Attorney David Brown, asking to withdraw without prejudice. The Board voted to accept request to withdraw the plans for Grand View, without prejudice.

**7:10 P.M. Stonewall Farm, Senior Housing  
Special Permit and Site Plan Approval  
(Site Plan Approval Deadline: 65 days from close of hearing)  
(Special Permit Deadline: 90 days from close of hearing)**

Attending the hearing were the following:

Andrew Liston and James Tetreault – the engineers from Thompson & Liston  
Attorney Marshall Gould – representing Brendon Homes  
Kevin Giblin and Charles McGregor – from Brendon Homes  
David Adams – the property owner

Mr. Gordon read the comment letters from the Fire Chief and Police Chief. Mr. Gordon also asked Mr. Giblin to submit a letter asking for waivers and explain why they want them.

Mr. Giblin said Brendon Homes wants to build “high-end” senior housing, with approximately 90 units. Mr. Giblin listed and introduced the Project Development Team:

James Tetreault and Andrew Liston, Project Engineers, from Thompson and Liston  
Marshal Gould, Esquire, Project Attorney, from Gould & Ettenberg  
Peter Smith, Project Architect, from Campbell Smith Design Associates  
William J. Fleming, Landscape Architect, from William Fleming Associates, Inc.  
Brian McManus, Site Developer, from McManus Excavating Co., Inc.

Attorney Gould listed the following notes for the project:

- 1) site is approximately 40 acres;
- 2) will have condo association;
- 3) minimum 50-foot separation between buildings;
- 4) each building will be two unit structure;
- 5) will be senior housing;
- 6) each unit will have four parking spaces;
- 7) there will be additional 32 spaces for guests;
- 8) buildings will be serviced by Town water and sewer.

Mr. Liston listed the following details for the project:

- 1) main entrance will be off Gold Street;
- 2) main road of the project runs from Memorial Drive and Gold Street;
- 3) construction vehicles will go in off Memorial Drive;
- 4) he said they are working with Engineering to improve the sewer;
- 5) possibly construct a new sewer pump station.

Mr. Liston said phasing will take into consideration the following:

- 1) earth work;
- 2) minimize impact to neighbors;
- 3) moving construction vehicles;

Mr. Naber expressed the following concerns:

- 1) The location of some buildings being 35-feet to 40-feet away from abutters’ homes.  
Mr. Liston said they have talked to some abutters already. He noted Mr. Adams will be one of the abutters also. Mr. Tetreault said Unit #34 will be the closest. Mr. Liston said there would be added buffering done and they will work with abutter if there is any concern.
- 2) Flow of construction trucks through the site and how it will be regulated.  
Mr. Liston said they picked Route 140 for construction vehicles because it is a main road. He said the traffic report addresses that.

Mr. Liston said the traffic report will be submitted soon. Mr. Giblin said they will put temporary construction signs, etc. He reinforced that they would work with any abutters regarding buffering and they will do whatever the abutter would like for buffering.

Ms. Keohane asked about the changing of phasing regarding sewer. Mr. Liston explained the routing of the sewer. Mr. Tetreault explained the cut and fill areas, and how this movement of soil can effect phasing. He said it will not be all open space and areas will be grassed over as they go along.

Mr. Giblin explained how they propose to balance the site. He said he's working with McManus Excavating on earth removal and construction timing.

Ms. Keohane asked the following questions:

- 1) vortex units being used in detention basins? Mr. Liston said yes.
- 2) asked a question regarding drainage.
- 3) asked about snow removal on Revere Circle. Mr. Tetreault said the snow would get pushed off the end of the road. Mr. Liston said the sidewalks will create snow shelves, so snow will not get pushed on to grass plots.

Mr. Rodolakis asked the following:

- 1) Parking locations – Mr. Tetreault said there will be four parking spaces per unit building, and there will be parking pods throughout the site.
- 2) Are there walk-out basements? Mr. Liston said yes there will be some.
- 3) Will the basements be sewered? Mr. Tetreault said no they would not be sewered. Although Mr. Giblin said there could be a toilet and sink in some basements.
- 4) Asked about the turning radius at the “bulb” at Constitution and Independence roads. Mr. Tetreault says it comes out as a “T” intersection.
- 5) Asked about signage at intersection of Constitution and Independence roads. Mr. Liston said there will be some signage for emergency vehicles. He said this intersection is not intended to be a rotary.
- 6) Asked where the Town stood for the I & I. Mr. Perreault explained improvements made to Cherry Street should be okay.
- 7) Asked about a clubhouse – Mr. Giblin said there is a barn and they want to leave it, to be used by the residents.

Mr. Gordon asked the following questions:

- 1) There is a 50-foot piece of property abutting Joseph and Nancy Thomas' property – what is it? Mr. Liston said it was just a piece of land with no proposed building. Mr. Giblin said there are no plans to use that piece.
- 2) There is a hammerhead parcel – asked if they talked to the Fire Chief. Mr. Liston said they will talk to the Fire Chief.
- 3) question regarding the easements on Sheet #S16. Mr. Liston said they are all permanent easements.
- 4) asked if they would be using rip-rap for erosion control. Mr. Giblin said he doesn't do 1:1, said he likes to use stonewalls, as he thinks it looks better.
- 5) asked if Mr. Adams' stonewalls will be saved. Mr. Tetreault said no. Mr. Liston said stones could be saved and used throughout the project.
- 6) asked about waiver for 10% slope. Mr. Tetreault explained the need. He said they are still going to maintain the stopping area.
- 7) asked if they plan to use washers to keep dirt and mud from flowing into the street.

- 8) asked about walking trails. Mr. Giblin said there were none proposed, because he said it seems like they don't get the use.
- 9) asked about handicap parking. Mr. Liston said he thinks public buildings need to have handicap parking, but not required. He said some of the homes are at ground level and they can be wheeled into easily. They will check.

Mr. Denoncourt commented that they have met with them regarding the Engineering comment letter. Mr. Liston said they can work with the letter.

Helen McLaughlin, 37 Old Laxfield Road, expressed concern about the pump station. Mr. Liston explained the options and said that this will not affect Southmeadows.

Joseph A. Thomas, 26 Edgewater Avenue, asked the following questions:

- 1) asked about the distance from Unit #34 to the property line. Mr. Tetreault said about 34-feet, and they plan to use a 25-foot buffer.
- 2) asked about grading of area near his property, and expressed concern of water run-off back onto his property. Mr. Tetreault explained the Town's Subdivision Rules and Regulations, which states that post-construction run-off cannot be more than pre-construction run-off.
- 3) asked about the widening of Gold Street. Mr. Tetreault and Mr. Giblin stated they thought the road was a scenic road. Mr. Gordon suggested they check on that. Mr. Adams said they tried to make it scenic, and they were talked out of it.

Jack Collins, 47 Memorial Drive, commented that they are very satisfied with Brendon Homes being the developer. He asked a question about blasting during the development of the project. Mr. Giblin said if they have to blast, there are rules they have to follow and they will.

Christopher Kirk, 40 Westwood Road, asked the following:

- 1) what other projects have Brendon Homes done; Mr. Giblin listed them.
- 2) question about ledge out there;
- 3) curb cut onto Route 140;
- 4) Route 140 under jurisdiction of State? Mr. Perreault said no.
- 5) Can Town then ask for deceleration and acceleration lanes. Mr. Perreault said they are in some discussions about that. Mr. Gordon commented that he thinks idea of signs is better.
- 6) question about wetland areas. Mr. Tetreault showed the areas and said they will be filing with the Conservation Commission.

Lawrence and Leann Ching, 641 Grafton Street, expressed concern for the run-off and drainage going toward Grafton, especially concerned because of the Hickory Hill Subdivision being built now and run-off going into Big Bummet Brook.

Mr. Gordon continued the hearing to November 4, 2004, at 7:05 P.M.

**4. New Business**

**a. Gold Street Nominee Trust and David Adams Property  
MGL, Chapter 61A, Section 14 – Notice of Sale/Conversion**

The Planning Board voted to recommend to the Board of Selectmen not to exercise their right to buy property.

**b. Shannon's Woods Subdivision, Completion Schedule**

James Venincasa attended the discussion. He said he has met with the Town's Field Inspector, Walter Castagna. He said they started to rip concrete apart, but asphalt companies were so far behind, they stopped so there wouldn't be water draining over property.

Jennifer Smith, 9 Shannon Drive, commented and expressed concern that there has been no progress for over a year.

The Board asked Mr. Venincasa to do up a schedule and submit it to Engineering, and maybe give a copy to neighbors, and come back next month to meet with the Board. Mr. Venincasa agreed to do this.

**c. Ternberry Subdivision, Completion Schedule**

Attorney Kevin Byrne attended the hearing representing the developers of Ternberry. Attorney Byrne gave a brief history. He said currently there isn't enough money to finish the development. He said there is \$66,000 in bond money, and said they could tell the Town to take the money and let the Town finish the work. He said Charles Shaw and Jeff Fermon, of First Equity Associates, do not want to do that.

Attorney Byrne said they would like to find away to get this work done, and especially get Robert Hart, the engineer, on board to finish the plans.

Attorney Byrne asked for continuance to get figures together and meet with Engineering, and then come back to the Planning Board. Mr. Perreault said the most important item is the drainage at the ball field, which hasn't been maintained. Mr. Perreault said they should come in, finish the work, and then money can be released. Mr. Naber wondered if the design company for the ball field could some how be held liable.

Mr. Gordon continued this meeting to November 4, 2004, to see what can be worked out.

**4. New Business (Cont'd)**

**d. Webster Five Savings Bank, Informal Discussion**

Attending the informal discussions were:

Attorney Kevin Byrne – representing Webster Five Savings Bank  
Nicholas Aoudi – the property owner and owner of Golden's Pizza  
Kevin Quinn – the engineer from Quinn Engineering  
Paul Geese – Webster Five Savings Bank  
Jordon O'Connor –  
Mike Jalbert –

Attorney Byrne explained the lay-out of the property. Mr. O'Connor said there is a curb cut extension only at Golden's Pizza. He said they would like to use parking of Golden's, especially during times when Golden's is not open. He said they will need a drive-up area, an ATM area, and they would need to fill in a large amount of area.

Mr. O'Connor said they need 35 parking spaces to meet zoning, and they can show 31 spaces. He said they only need 28 parking spaces, so they are comfortable with 31. He listed a couple of options:

- 1) share parking with an entity that isn't open at the same time.
- 2) have no escape isle.

He said there is some justification that banking is not the same as other businesses.

Mr. Quinn discussed escape isle. He said he doesn't think traffic will back up in isle. He expressed concern that they could provide more spaces when needed.

Mr. Geese spoke on the changes in today's banking. He said he has found in the last few years there has been a change in how people bank – using phone, computer, etc.

Ms. Keohane said she doesn't see any problem with sharing parking, but wondered if ATM could be placed somewhere else.

Mr. Naber also wondered if the ATM could be placed somewhere else.

Mr. O'Connor said they would look at this.

Attorney Byrne said they had started to look at that, but traffic flow was a concern.

Mr. Rodolakis expressed concern of the isle not having escape area.

Mr. O'Connor said they meet setbacks if they can be zoned Commercial, not Residential.

Mr. Gordon asked if ATM can be at front of building. Mr. Geese said he felt the customers would not want this.

Mr. Gordon asked if there would be any fill. Mr. Quinn said yes.

**4. New Business (Cont'd)**

**d. Webster Five Savings Bank, Informal Discussion (Cont'd)**

Mr. Gordon noted that there would be an ATM inside lobby.

Mr. O'Connor noted that the drive-through would be open 24-hours, and the lobby would be open only during business hours.

Mr. Denoncourt commented that this was a great use of site, and felt shared parking was okay, but the internal circulation within the site is a concern.

Mr. Gordon suggested a warning light to warn customers that isle is blocked giving customer option to park and go inside to lobby.

Mr. Rodolakis expressed concern for lighting, as it is near residential areas.

**e. Bond Reduction for Silver Gate Circle**

Mr. Rodolakis abstained from the discussion and vote due to possible conflict of interest. The Board voted to approve the bond reduction for Silver Gate Circle.

**f. Bond Reduction for Hawkrige Road**

The Board voted to approve the bond reduction for Hawkrige Road.

**5. Old Business**

**a. Southwoods Subdivision, Open Space Options**

Kevin Giblin, from Brendon Properties, said they are going to have a meeting with homeowners to see if they are willing to take the parcel over and maintain it. He said they want to pursue this over the winter, as they won't be ready for the Annual Town Meeting for street acceptance. He said they feel they can be back by April, 2005.

**b. Sign ANR for 7 Ira Avenue**

**6. Correspondence**

- a) Boston Hill Update
- b) Route 20 Report
- c) Citizen Planner Training – let Mr. Denoncourt know of courses wanted to attend
- d) Hickory Hill letter

**7. Miscellaneous**

**a) 641 Grafton Street – Hickory Hill Estates**

There was discussion with Leann and Lawrence Cheng, 641 Grafton Street, regarding development out at Hickory Hill Estates and how it has affected their property.

The Chengs expressed concern that the swale is much larger than shown on plan. They said they felt the water isn't draining property and is draining into their property, and not being directed to the brook. Mrs. Cheng said the Andersons's land sits 4' to 5' higher, so water stays in their property.

The Board agrees that this should be looked into and that the Andersons and their lawyer should be asked to attend the November 4, 2004 regular meeting.

Mr. Perreault said they will look at it when it is flowing.

The meeting adjourned at 10:30 P.M.

Respectfully Submitted,

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***Annette W. Rebovich***